

Local Market Update – May 2023

A Research Tool Provided by Central Virginia Regional MLS.



Lancaster County

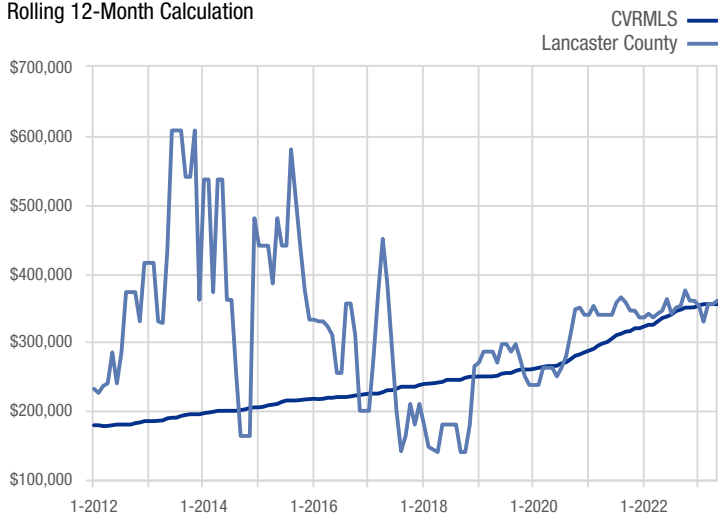
Single Family	May			Year to Date		
Key Metrics	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	8	8	0.0%	18	30	+ 66.7%
Pending Sales	3	6	+ 100.0%	9	18	+ 100.0%
Closed Sales	3	4	+ 33.3%	7	17	+ 142.9%
Days on Market Until Sale	22	29	+ 31.8%	34	37	+ 8.8%
Median Sales Price*	\$395,000	\$405,000	+ 2.5%	\$395,000	\$380,000	- 3.8%
Average Sales Price*	\$480,333	\$370,000	- 23.0%	\$600,071	\$335,706	- 44.1%
Percent of Original List Price Received*	95.4%	96.3%	+ 0.9%	92.5%	97.2%	+ 5.1%
Inventory of Homes for Sale	11	12	+ 9.1%	—	—	—
Months Supply of Inventory	4.9	3.1	- 36.7%	—	—	—

Condo/Town	May			Year to Date		
Key Metrics	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	0	0	0.0%	0	2	—
Pending Sales	0	0	0.0%	1	2	+ 100.0%
Closed Sales	0	0	0.0%	1	2	+ 100.0%
Days on Market Until Sale	—	—	—	20	6	- 70.0%
Median Sales Price*	—	—	—	\$171,000	\$512,500	+ 199.7%
Average Sales Price*	—	—	—	\$171,000	\$512,500	+ 199.7%
Percent of Original List Price Received*	—	—	—	95.0%	96.6%	+ 1.7%
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Median Sales Price - Single-Family

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Median Sales Price - Condo/Town

Rolling 12-Month Calculation

